

ZONING AND BUILDING AGENDA

FEBRUARY 9, 2010

THE ZONING BOARD OF APPEALS RECOMMENDATION

293917 DRS. KIRK E. AND SANDRA E. KELLY-HARRIS, Owners, 3712 River Road, Hazel Crest, Illinois 60429, Application (MA-08-02; Z08043). Submitted by same. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District for one (1) existing single family residence and two (2) proposed new single family residences in Section 11 of Rich Township. Property consists of 1.5 acres located on Lot 12 in Block 4 in Grover C. Elmore and Company's Crawford Avenue Farms, being a Subdivision of the north half (N 1/2) of the Northwest Quarter (NW 1/4) in Section 11, Township 35 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois. Property also known as 3759 192nd Street, Homewood, Illinois in Rich Township. Intended use: The buildings will be used for personal purposes such as storage of personal belongings, vehicles, etc.

Please be advised the subject application has been withdrawn by the applicant.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

297536 DOCKET #8487 – P. CHUDоба, Owner, Application (No. V-08-100): Variation to reduce front yard setback from 25 feet (@20%) to 15 feet; reduce both interior side yard setbacks from 10 feet to 3 feet for a single family residence; reduce rear yard setback from 5 feet to 3 feet; reduce both side yard setbacks from 10 feet to 3 feet for a detached garage; and increase the floor area ratio from .40 to .52 for a new single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Linder Avenue, approximately 122 feet north of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the applicant be granted a one year extension.**

Conditions: None

Objectors: None

297537 DOCKET #8488 – P. CHUDоба, Owner, Application (No. V-08-101): Variation to reduce front yard setback from 25 feet (@20%) to 15 feet; reduce both interior side yard setbacks from 10 feet to 3 feet for a single family residence; reduce rear yard setback from 5 feet to 3 feet; reduce both side yard setbacks from 10 feet to 3 feet for a detached garage; and increase the floor area ratio from .40 to .52 for a new single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the east side of South Linder Avenue, approximately 97 feet north of 49th Street in Stickney Township, County Board District #11. **Recommendation: That the applicant be granted a one year extension. .**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATION

- 301493 MARIA AMANDA SAAVEDRA, Owner, 904 Noth Roy Avenue, Northlake, Illinois 60164. Application (No. SU-09-11; Z09048). Submitted by Same. Seeking a SPECIAL USE, in the R-5 Single Family Residence to operate a private home day care service licensed by the State of Illinois in Section 29 of Leyden Township. Property consists of 0.20 of an acre located on the west side Roy Avenue, approximately 68 feet north of Diversey Avenue in Leyden Township, County Board District #16. Intended use: To operate a home day care service. **Recommendation: That the application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 304998 DOCKET #8608 – M. BLANKENSHIP, Owner, Application (No. V-10-01): Variation to reduce left side yard setback from 10 feet to 1 foot; and reduce right side yard setback from 10 feet to 2 feet (existing) for relocation of two sheds (on left); addition to existing detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the south side of McClean Avenue, approximately 147.45 feet east of Fairfield Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 304999 DOCKET #8611 – G. Stryczek, Owner, Application (No. V-10-03): Variation to reduce left side yard setback from 15 feet to 14 feet on principal structure; to 8 feet for accessory structure and 3 feet for accessory shed (all existing); reduce lot area from 40,000 square feet to 27,075 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) to bring property into compliance in the R-3 Single Family Residence District. The subject property consists of approximately 0.62 of an acre, located on the west side of Adsit Road, approximately 138 feet north of 134th Street in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 305000 DOCKET #8612 – M. MACKEY, Owner, Application (No. V-10-04): Variation to increase height of fence in front yard from 3 feet to 6 feet; and increase height of fence in side yard from 3 feet to 4 feet (existing) on through lot in the R-6 General Residence District. The subject property consists of approximately 0.24 acres, located on the north side of Glenview Drive and 143rd Street (through lot) in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

NEW APPLICATIONS

- 305001 MARILYN KING, Owner, 2211 North Scott Street, Melrose Park, Illinois 60164, Application (No. SU-09-19; Z09108). Submitted by Cathleen Italia, Attorney, 1807 North Broadway Avenue, Melrose Park, Illinois 60160. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to continue use of two unit/two family residence in Section 33 of Leyden Township. Property consists of approximately 0.36 of an acre located on the east side of Scott Street, approximately 84 feet north of Palmer Avenue in Leyden Township. Intended use: For a two family unit residence.

- 305002 SALVATORE GENUALDI, Owner, 803 North Parkside Avenue, Itasca, Illinois 60143, Application (No. SU-09-20; Z09109). Submitted by Ron McDermot, Shesky, & Frolech, 111 East Wacker Drive, Suite #2800, Chicago, Illinois 60601. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to operate a landscape business including the operation and storage of vehicles in connection with the landscape business (no maintenance or fueling of vehicles at site) and to permit off street parking for the business in Section 33 of Elk Grove Township. Property consists of approximately 1.22 acres located on the north side of Devon Avenue, approximately 130 feet east of Ridge Avenue in Elk Grove Township. Intended use: To operate landscape business including the operation and storage of vehicles.
- 305003 HELPING HAND REHABILITATION CENTER, Owner, 9649 West 55th Street, Countryside, Illinois 60525, Application (No. SU-10-01; Z10001). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to construct and establish a group home facility for up to eight (8) individuals with developmental and/or physical disabilities in Section 17 of Lyons Township. Property consists of approximately 0.69 of an acre located on the north side of 62nd Street, approximately 650 feet west of Brainard Avenue in Lyons Township. Intended use: For a group home facility up to eight (8) individuals with developmental and or physical disabilities.

* The next regularly scheduled meeting is presently set for Tuesday, March 2, 2010.